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HYDERABAD, SATURDAY, APRIL 6, 2024.

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT
DEPARTMENT**

(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE-3 (R3) TO MANUFACTURING USE ZONE IN TURKAPALLE (V), SHAMIRPET (M), MEDCHAL DISTRICT - CONFIRMATION.

[G.O.Ms.No. 30, Municipal Administration & Urban Development (Plg.I (1)), 5th March, 2024.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O Ms.No.33, MA, dt.24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.205/P, 222/P, 223, 224, 225/P, 248/P, 250/P, 251/P, 252/P of Turkapalle (V) Shamirpet (M) Medchal District to an extent of 40264.30 Sq.Mts with road affected area under proposed 30.00 mts wide MDP-2031 road and 18.00 mtrs wide under cart road widening area of 1724.98 Sq,mtrs, 9.00 mtrs buffer use of 1719.89 Sqmts and net site area of 36819.43 Sqmts, which is presently earmarked for Residential use in the Notified Master Plan MDP-2031, vide G.O.Ms.No.33 MA, dt:24-01-2013, is now designated as Manufacturing use zone for setting up unit of PHARMACEUTICALS under Orange Category **subject to the following conditions:**

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and G.O.Ms.No.33 MA, dt.24-01-2013.

- b) The applicant has to leave 3.00 Mtrs Green Buffer strip all along the site in order to segregate industrial activity from the Residential use zone-3(R3) use to Industrial activity.
- c) The applicant has to handover the road affected area to an extent of 1724.98 Sq.mts in the concerned local body by way of registered gift deed at free of cost before release of building plans from HMDA.
- d) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- e) The applicant should commence civil works within 3 years and start commercial production within 5 years from the date of issue of orders from Government and the application shall be revoked if the conditions are not followed by the applicant.
- f) The applicant shall comply the conditions mentioned in NOC from Irrigation Dept., vide Lr.No.SE/IC/HYD/DSE/DEE-I/TS-4/NOC/F-422/2023-24/1298/2 Nos. dt.25.09.2023 & NOC from the Collector, Medchal-Malkajgiri District vide Lr.No.E2/1266/2023 dt.27.10.2023.
- g) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice.
- i) The applicant shall submit the affidavit / undertaking stating that they shall not undertake any kind of development / construction in the proposed Master Plan road area covered within the applicant site.
- j) Consideration for CLU doesn't confer any title over the land
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Existing 18.00 mts wide BT Road proposed to be widened to 30.00mts wide MDP-2031

South : Sy.No.250/P, 225/P of Turkapally (V) Residential use zone-3(R3), buffer use zone

East : Sy.No.226, 225/P, 248/P of Turkapally (V) Manufacturing use zone

West : Sy.No.222/P, 251/P of Turkapally (V) & Residential use zone-3 (R3)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE / PARKS USE ZONE TO RESIDENTIAL USE ZONE IN GUN FOUNDRY, HYDERABAD - CONFIRMATION.

[G.O.Ms.No. 51, Municipal Administration & Urban Development (Plg.I (1)), 14th March, 2024.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Revised Development Plan (Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle -VIII (Old Circle-VI) vide G.O.Ms.No.363, MA & UD dt:21.08.2010, as required by sub-section (1) of the said section

VARIATION

The site in House property bearing Municipal No. 5-9-1112/1, 5-9-1112/2 and common passage of house bearing No. 5-9-1112 of Gunfoundry Hyderabad, to an extent of 259.61 sq.mts (site is getting affected under 60 feet wide proposed master plan road to an extent of 35.96 sq.mts and net passage area is 223.65 sq.mts) which is presently earmarked for Open space/parks use as per the Revised Development Plan(Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle -VIII(Old Circle-VI) vide G.O.Ms.No.363, MA & UD dt:21.08.2010 is now designated as Residential Use since the site is not part of any layout open space and it is private land, **subject to following conditions:**

- a) The applicant shall handover the 18 mts/60 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- b) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- c) If local body desires to acquire land area for the circulation network,. then applicant has to handover required land/ plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- d) The applicant shall comply all the conditions laid down in the GO MS.NO: 168, dt: 07.04.2012 and in the G.O.MS.No.363 dt:21-08-2010.
- e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- f) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- g) If there is any court case is pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- h) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- i) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- j) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- k) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- l) CLU shall not be used as proof of any title of the Land
- m) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- n) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North: Building belonging to NGO's Association
South: Main Road
East : Part of Pr. No. 5-9-1112/1 & 1112/2
West : Neighbors Property

M. DANA KISHORE,
Principal Secretary to Government.